

- GENERAL NOTES:**
- Subject property is zoned: NTSFLD per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 1.3547 Acres.
 - The total number of lots included in this submission is: 5
 - Improvement to property: Single Family Detached
 - The maximum lot coverage permitted is: 30% per FDP 222-A, Part IV
 - Department of Planning and Zoning reference file numbers: S-93-21-P-95-11 F-96-190 F-96-120
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3420-D, #30-3693-D, approved Road Construction plans F-96-102, and actual field survey.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - All roadways are public and existing.
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 - The contractor shall notify the Department of Public Works/Division of Construction inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
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OWNER / DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.
 10725 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 OF 2
SEDIMENT & EROSION CONTROL PLAN	2 OF 2

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF RIVER HILL	4/4	LOT 260-264
PLAT NO. 13208	BLOCK NO. 1	ZONE NTSFLD
TAX MAP NO. 35	ELECTION DIST. 5th	CENSUS TRACT 6055
WATER CODE I-10	SEWER CODE 6653000	

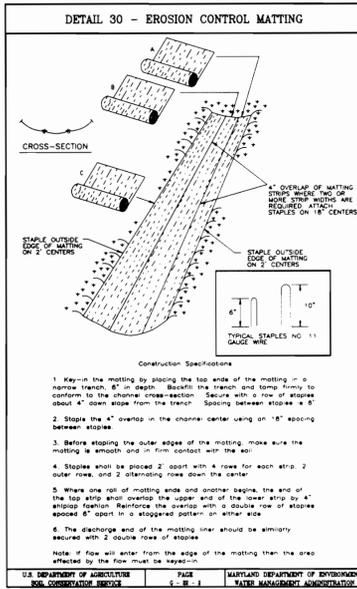
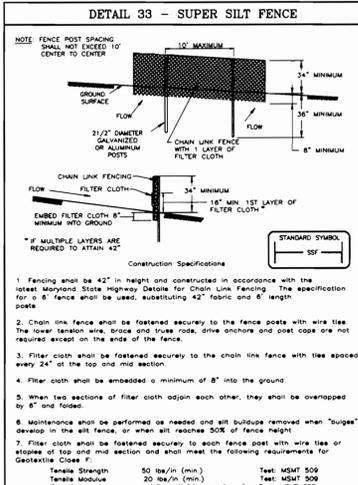
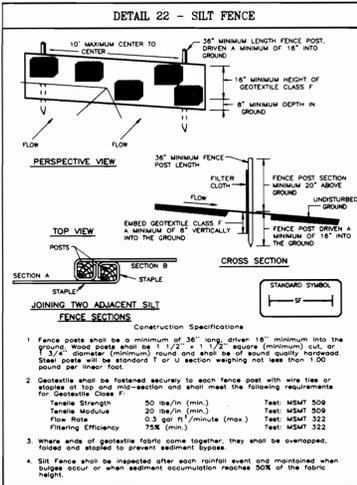
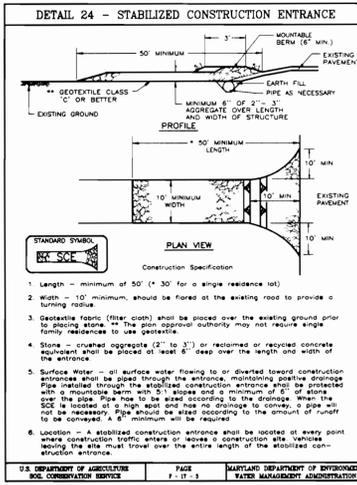
CLARK · FINEFROCK & SACKETT, INC.
 ENGINEERS · PLANNERS · SURVEYORS
 7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

DESIGNED: D.M.
 DRAWN: KGL
 CHECKED: J.M.E.
 DATE: 11-20-00

SITE DEVELOPMENT PLAN
 LOT 260-264
COLUMBIA VILLAGE OF RIVER HILL
 SECTION 4 AREA 4
 FIFTH (5th) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'
 DRAWING: 1 of 2
 JOB NO.: 00-024
 FILE NO.: 00-024-X

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 1/21/01
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 2/1/01
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 2/7/01
 DIRECTOR



TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of seeding mix (0.7 lbs/1000 sq ft). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs per acre 30-0-0 ureiform fertilizer (9 lbs/1000 sq ft).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and apply 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 50 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue for the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.5 lbs/1000 sq ft) of seeding mix. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

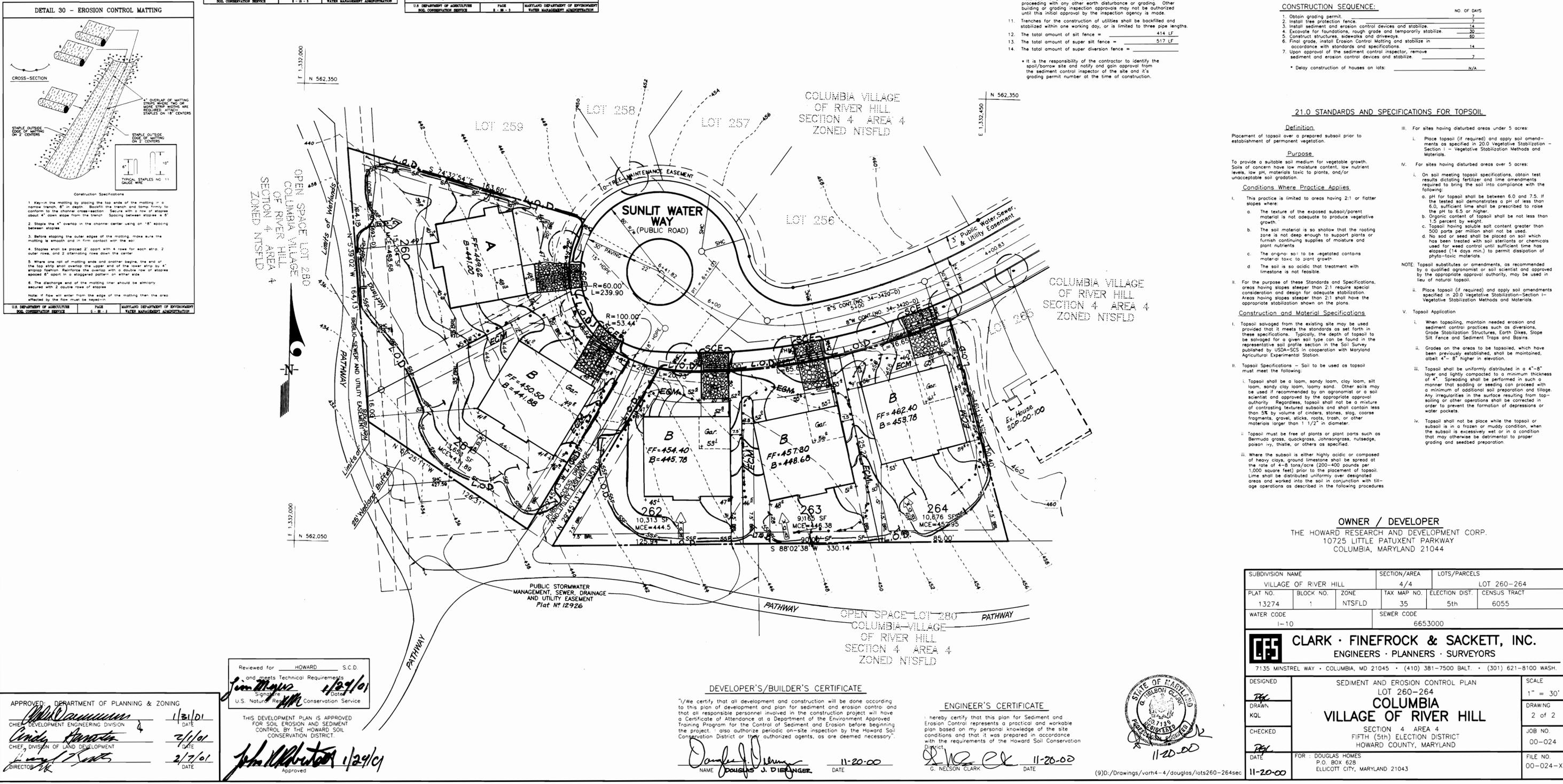
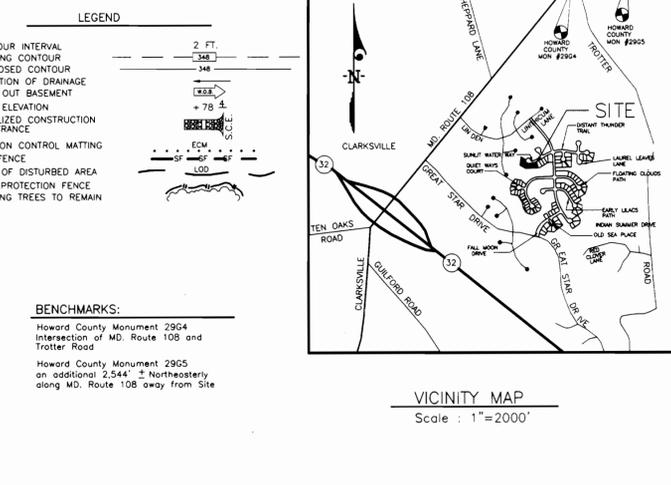
MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

SEDIMENT AND EROSION CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
 - 7 calendar days for all perimeter sediment control structures, sixes, perimeter slopes and all slopes greater than 3:1
 - 14 days for all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. 1, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above, in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (See 2).
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be required upon completion of installation of perimeter erosion and sediment controls, but before temporary stabilization with mulch alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site:	1.36 Acres
Area Disturbed:	1.07 Acres
Area to be roofed or paved:	0.45 Acres
Area to be vegetatively stabilized:	0.62 Acres
Total Cut:	336 cu yd
Total Fill:	2,716 cu yd
Offsite Waste/Borrow Area Location:	
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be required upon completion of installation of perimeter erosion and sediment controls, but before temporary stabilization with mulch alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
- Trenches for the construction of utilities shall be backfilled and stabilized within one working day, or is limited to three pipe lengths.
- The total amount of silt fence = 414 LF
- The total amount of super silt fence = 517 LF
- The total amount of super diversion fence =

* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.



21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition: Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose: To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies:

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. In general, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 1% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures:
 - Apply limestone to the surface of the soil.
 - Use a roller to break up clumps of limestone.
 - Use a harrow to mix the limestone into the soil.
 - Use a roller to break up clumps of limestone.
 - Use a harrow to mix the limestone into the soil.

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 1/21/01

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 2/1/01

DIRECTOR: *[Signature]* 2/1/01

Reviewed for HOWARD S.C.D. and meets Technical Requirements: *[Signature]* 1/29/01

U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT.

[Signature] 1/29/01

DEVELOPER'S/BUILDER'S CERTIFICATE

"We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or its authorized agents, as are deemed necessary."

[Signature] DOUGLAS J. DIEHLINGER DATE: 11-20-00

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

[Signature] G. NELSON CLARK DATE: 11-20-00

(9)D:\Drawings\vrh4-4\douglas\lots260-264sec

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PLAT NO.	BLOCK NO.	ZONE
13274	1	NTSFLD
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
35	5th	6055
WATER CODE	SEWER CODE	
1-10	6653000	

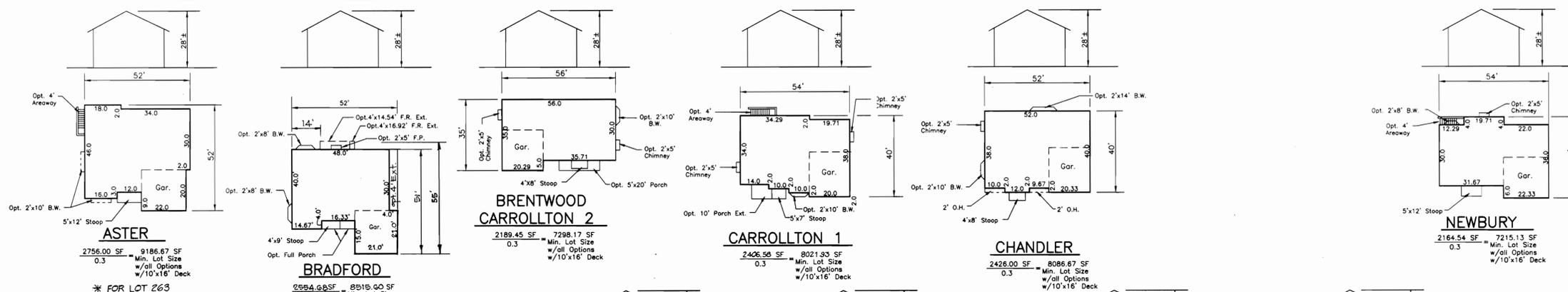
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DESIGNED	SEDIMENT AND EROSION CONTROL PLAN	SCALE
<i>[Signature]</i>	LOT 260-264	1" = 30'
DRAWN	COLUMBIA	DRAWING
KOL	VILLAGE OF RIVER HILL	2 of 2
CHECKED	SECTION 4 AREA 4	JOB NO.
<i>[Signature]</i>	FIFTH (5th) ELECTION DISTRICT	00-024
DATE	HOWARD COUNTY, MARYLAND	FILE NO.
11-20-00		00-024-X

FOR: DOUGLAS HOMES
 P.O. BOX 628
 ELLICOTT CITY, MARYLAND 21043

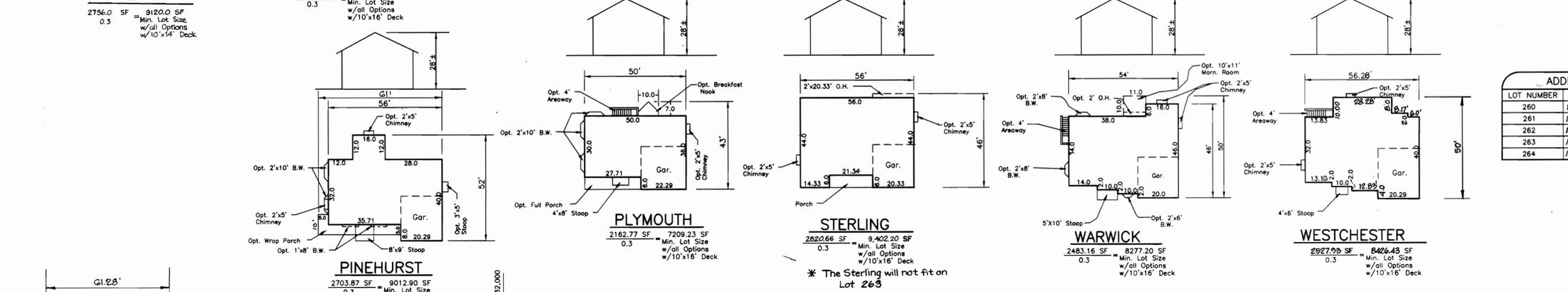
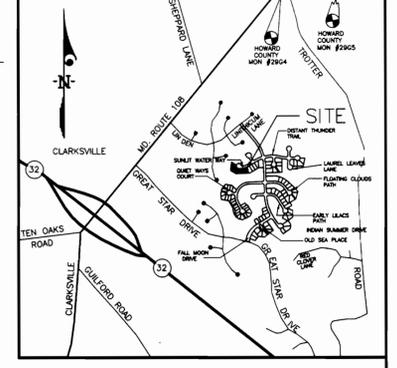
SDP 01-65



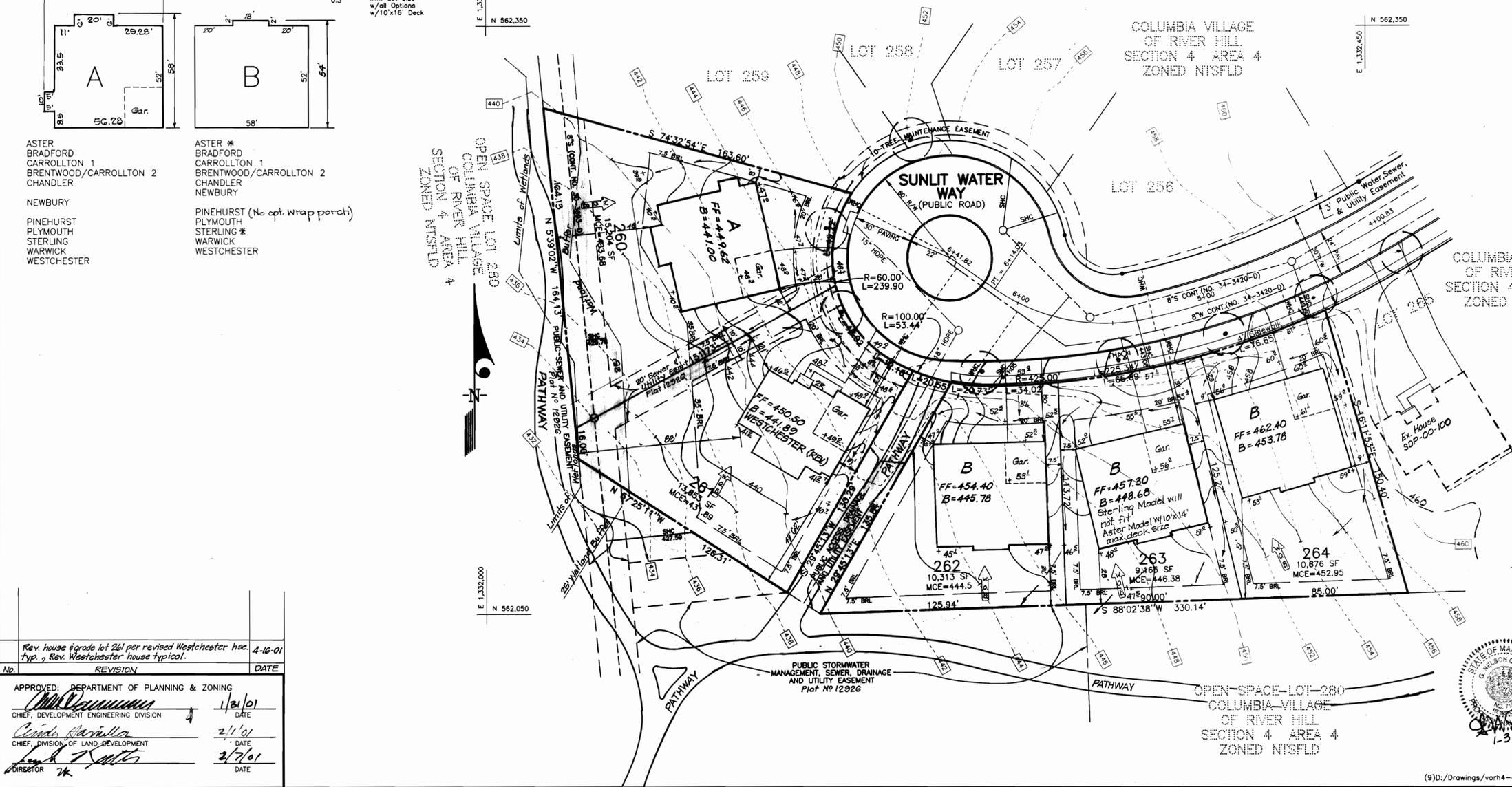
LEGEND

CONTOUR INTERVAL: 2 FT.
 EXISTING CONTOUR: ---
 PROPOSED CONTOUR: - - -
 DIRECTION OF DRAINAGE: →
 WALK OUT BASEMENT: [Symbol]
 SPOT ELEVATION: +78.4

BENCHMARKS:
 Howard County Monument 29G4
 Intersection of MD. Route 108 and Trotter Road
 Howard County Monument 29G5
 an additional 2.54' ± Northeastly
 along MD. Route 108 away from Site



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DRAWN KOL		DRAWING 1 of 2
CHECKED J.M.E.		JOB NO. 00-024
DATE 11-20-00	FOR: DOUGLAS HOMES P.O. BOX 628 ELLICOTT CITY, MARYLAND 21043	FILE NO. 00-024-X

No.	REVISION	DATE
1	Rev. house & grade lot 261 per revised Westchester hse. Typ. of Rev. Westchester house typical.	4-16-01

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] 1/21/01 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT: [Signature] 2/1/01 DATE

DIRECTOR: [Signature] 2/7/01 DATE